

APPENDIX 2 - Zoning Intensity

LOW = agricultural zoning (25 acres per lot) and districts not allowing buildings

LO/MED = typical rural residential densities (more than 1 acre to 10 acres per lot)

MED = typical suburban residential densities (10,000 to 40,000 sf per lot); also non-residential districts with lot coverage less than 60%

MED/HI = typical non-residential lot coverages (60 to 70%)

HIGH = districts with densities high enough to qualify for concentrated growth center planning - residential densities greater than 5 units per acre or lot coverages of 75% or more

Note: If a district allows MED residential densities and MED/HI non-residential lot coverages, it is included under the higher intensity description (MED/HI)

<u>ZONING DISTRICT</u>	<u>RESIDENTIAL DENSITY</u>	<u>COMMERCIAL/ INDUSTRIAL LOT COVERAGE</u>	<u>“ZONING INTENSITY”</u>
W/F	none	none	LOW
AGR	1 per 25 acres	none	LOW
R10	1 per 10 acres (single) 1 per 7.5 acres (duplex)	none	LO/MED
RR	1 per 5 acres (single) 1 per 3.5 acres (duplex)	none	LO/MED
R1	1 per 40,000 sq. ft. (single) 1 per 30,000 sq. ft. (duplex)	none	MED
R2	1 per 20,000 sq. ft. (single) 1 per 15,000 sq. ft. (duplex)	none	MED
R3	1 per 15,000 sq. ft. (single) 1 per 10,000 sq. ft. (duplex)	none	MED
MHP	1 per 15,000 sq. ft.	none	MED
COMM	none	60% (no sewer) 70% (sewer)	MED/HI
GD-1	1 per 10,000 sq. ft. (SF/MF) 1 per 7,500 sq. ft. (duplex)	60% (no sewer) 70% (sewer)	MED/HI
GD-2	10 per acre	60% (no sewer) 70% (sewer)	HIGH
GD-3	1 per 10,000 sq. ft. (SF/MF) 1 per 7,500 sq. ft. (duplex)	60% (no sewer) 75% (PUD/sewer)	HIGH
I	none	80%	HIGH